

AN ORDINANCE

ADOPTING THE TEXAS A&M-SAN ANTONIO AREA REGIONAL CENTER PLAN AS A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY FOR AN APPROXIMATE 15.1-SQUARE MILE AREA GENERALLY BOUND BY SOUTHWEST AND SOUTHEAST LOOP 410 TO THE NORTH; PLEASANTON ROAD, CITY LIMIT LINE, AND NEAL ROAD TO THE EAST; NEAL ROAD TO THE SOUTH; AND APPLEWHITE ROAD AND SOUTH ZARZAMORA STREET TO THE WEST.

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WHEREAS, the City of San Antonio's SA Tomorrow Comprehensive Plan adopted August 11, 2016, recommends that the City develop Sub-Area Plans to provide a more coordinated, efficient, and effective structure for planning throughout the city; and

WHEREAS, the SA Tomorrow Comprehensive Plan identifies three categories of Sub-Area Plans including Regional Center Plans, Corridor Plans, and Community Plans; and

WHEREAS, the Texas A&M-San Antonio Area Regional Center planning process was initiated in August 2018, and included 17 Planning Team meetings, four community meetings, and other public engagement activities; and

WHEREAS, the Public Draft of the Texas A&M-San Antonio Area Regional Center Plan document has been available to the public and to City Officials since December 1, 2023; and

WHEREAS, public comment and feedback received on the Public Draft was documented, reviewed and incorporated, as applicable, into the Administrative Draft document which has been available to the public and to City Officials since April 30, 2024; and

WHEREAS, the Planning and Community Development Committee of City Council and the Planning Commission have been briefed on the draft Texas A&M-San Antonio Area Regional Center Plan document and have considered public comments; and

WHEREAS, Chapter 213 of the Texas Local Government Code provides that the Comprehensive Master Plan may consist of a coordinated set of plans organized by subject and geographic area, and may be adopted and amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission has reviewed the Texas A&M-San Antonio Area Regional Center Plan and found the plan to be consistent with City policies, plans, and regulations, therefore meeting all requirements;

WHEREAS, the San Antonio Planning Commission held public hearings on May 22, June 12, and June 26, 2024, at which the public was given the opportunity to give testimony and present written evidence; and

WHEREAS, the San Antonio Planning Commission recommended adoption of the Texas A&M-San Antonio Area Regional Center Plan with staff and Planning Commission recommended revisions; **NOW THEREFORE;**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Texas A&M-San Antonio Area Regional Center Plan is hereby adopted, with staff recommended revisions, as a component to the City's SA Tomorrow Comprehensive Plan, for an approximate 15.1-square mile area generally bound by Southwest and Southeast Loop 410 to the north; Pleasanton Road, City Limit Line, and Neal Road to the east; Neal Road to the south; and Applewhite Road and South Zarzamora Street to the west.

SECTION 2. The Texas A&M-San Antonio Area Regional Center Plan shall control over any conflict with the Heritage South Sector Plan, where plan areas overlap.

SECTION 3. The Texas A&M-San Antonio Area Regional Center Plan is attached and incorporated herein as **Attachment I**.

SECTION 4. City Council directs staff to initiate rezoning to implement the Texas A&M-San Antonio Area Regional Center Plan.

SECTION 5. This ordinance shall take effect on September 8, 2024.

PASSED AND APPROVED on this 29th day of August 2024.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney